

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Two double bedrooms
- ◆ White shower room
- ◆ Dining room/potential bedroom three
- ◆ Attractive lounge with inglenook fireplace
- ◆ Enlarged fitted breakfast kitchen
- ◆ Utility room and side passageway
- ◆ Garage
- ◆ Well stocked, southerly rear garden
- ◆ Set in a centrally located cul-de-sac
- ◆ Close to Sutton Park and local shops



10 MELLOR DRIVE, FOUR OAKS B74 4TL - OFFERS OVER £550,000

This deceptively spacious, freehold, detached bungalow is set in a prime, centrally located cul-de-sac, just a short stroll from Sutton Park, local shopping facilities at The Crown as well as local bus services. The property additionally is centrally located for well regarded schooling for all ages, as well as having access to the Cross City rail line at Four Oaks station. Complemented by gas central heating and having PVC double glazing, (each where specified), the property additionally has the security of an alarm system. To fully appreciate the accommodation on offer, its true proportions and further potential, as many prospective purchasers have converted the loft area (subject to planning permission and all building regulations), we highly recommend an internal inspection. Briefly comprising, fully enclosed porch, welcoming reception hall, attractive rear lounge with inglenook fireplace, dining room/potential bedroom three, enlarged breakfast kitchen, utility room together with side passageway, two double bedrooms, white shower room, garage, well stocked garden.

Set back from the roadway behind a block paved driveway, access is gained to the accommodation via PVC double glazed double doors opening to:

FULLY ENCLOSED PORCH: PVC double glazed windows to front and side, obscure glazed door opens to:

LARGE WELCOMING RECEPTION HALL: Radiator with cover, wood laminate flooring, cloaks/storage cupboard, access to large loft area via loft ladder.

REAR LOUNGE: 19'3" max x 16'0" min x 12'9" PVC double glazed windows to rear with central double glazed, double French doors, wide inglenook fireplace having beam over, together with obscure glazed windows to either side, central briquette fireplace with matching hearth and mantle and central fireplace recess, radiator with cover, wide archway to:

DINING ROOM: 12'0" x 7'10" PVC double glazed window to side, radiator with cover.

FITTED BREAKFAST KITCHEN: 17'9" x 11'10" PVC double glazed window to rear, one and a half bowl sink unit having double base unit beneath in a white high gloss finish, a further range of fitted units to both base and wall level including drawers, complementary rolled edge worksurfaces with tiled splashbacks, integrated stainless steel oven having separate grill, in turn having gas hob with extractor canopy over. **BREAKFAST AREA:** Having space for table together with peninsular breakfast bar with space for stools, double radiator, wood laminate flooring, door to:

SIDE PASSAGEWAY/UTILITY ROOM: 14'5" x 6'5" further storage area being 7'7" x 6'7" PVC double glazed windows and doors to rear garden, one and a half bowl sink unit set into rolled edge worktop having fitted wall and base units, recesses for washing machine and dryer, two built-in storage cupboards/pantries, further recess to front with door out. The owner informs us that the transparent roof has been recently replaced.

MASTER BEDROOM 13'0" max x 9'10" PVC double glazed windows to front and side, double built-in wardrobe, double radiator.

BEDROOM TWO: 11'9" x 10'0" PVC double glazed window to side, radiator, wood laminate flooring.

SHOWER ROOM: Two obscure windows to side, matching white suite comprising large shower cubicle with glazed splash screens, vanity wash hand basin with base unit beneath, low flushing w.c., tiled splashbacks, chrome ladder style radiator. Airing cupboard. (Formerly a bathroom offering the potential for reconversion if required).

GARAGE: 17'1" x 8'8" (please check the suitability of this garage for your own vehicle) Door to side.

OUTSIDE: Paved patio area to a neat lawned rear garden having a variety of mature shrubs and bushes offering a good degree of privacy, having timber fencing and shed and having an mainly southerly aspect.



We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

TENURE:

COUNCIL TAX BAND:

E

FIXTURES & FITTINGS:

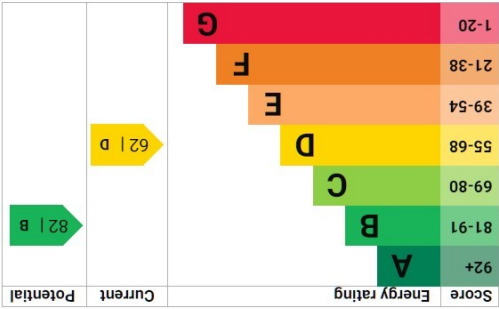
Fitted carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set off Bennett Road, in turn off Streetly Lane/ Walsall Road



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

